



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: SEPTEMBER 27, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: TXT-23991 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL, subject to:

1. The Union Park Design Standards Manual Section 1 is hereby amended as follows:

1.6.2 Parking Access

Parking requirements for the project shall be accommodated within parking podiums above grade and below grade parking structures. Generally, vehicle access is allowed in the midsection of each block as shown on the diagram and is to be coordinated with adjacent block access.

1.7.4 Railroad Right of Way

See civil design drawings for detailed condition along railroad ROW and required materials & color for exposed drainage box retaining wall.

1.13.1 Measuring Sustainability at Union Park

The Design Review Committee will include sustainability in its review of each project. Each applicant shall design their project to a level of sustainability that is the equivalent of LEED Certified or greater. ~~It is not necessary for the project to actually submit for or be recognized by LEED as having achieved certification. LEED Certified or higher levels of LEED certification are both supported and encouraged.~~ LEED Certified status is achievable by having a conscious strategy of energy conservation and project sustainability from the outset and by exercising a professional level of care with regard to specifying materials and equipment and in other respects using widely available knowledge to create an environmentally-responsive building.

The burden will be on each project design team to set and achieve sustainable goals, and to demonstrate that it is making progress toward these goals, as part of the design review process.

The approach will be implemented by a process that is integral to the Design Review procedure established by these Design Standards. This process includes the following steps, coordinated with the Design Review process described at the back of these Design Standards.

1. BLOCK PLANS: The developer shall submit a strategy to the Design Review Committee, which shall demonstrate that the project will be designed with the LEED Certified rating as its minimum goal. A preliminary LEED checklist is due at the Block Plan/Schematic Design level.

At the time of Design Review Committee review of the Block Plans, the owner shall submit a signed letter committing to the LEED certification process and building commissioning, including a stated intention to retain a commissioning agent.

2. PLANS AND DRAWINGS DESIGN DEVELOPMENT: The developer shall submit to the Design Review Committee a LEED checklist with some expanded explanation of how the assumed points will be achieved to create a LEED Certified or higher project. ~~This may consist of copies of the material required by LEED to document its results to obtain the rating if the project will actually apply for certification, and a letter from the commissioning agent or LEED-AP confirming the checklist approach.~~

3. REVIEW OF CONSTRUCTION DOCUMENTS: ~~Evidence of satisfactory building commissioning shall be presented to the Design Review Committee at the conclusion of the process.~~ The developer shall submit to the Design Review Committee the completed LEED checklist with a letter from the commissioning agent confirming the preparation of documents for submission to the USGBC. The DRC will also review the project with respect to the other criteria that it is responsible for, described elsewhere in this document.

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To supplement the LEED program and to assist the developer in obtaining the credits needed to gain LEED Certified rating, the AIA Committee on the Environment has published its "Top Ten Measures of Sustainable Design" Each of these includes credits found in LEED, the most widely used measure of sustainable building projects in the United States.

2. The Union Park Design Standards Manual Section 2 is hereby amended as follows:

2. Streetscape & Open Space

NOTE: Please also refer to the Union Park Streetscape Schematic Design documents available separately, and incorporated herein.

2.3.4 Bus Stops

A pedestrian room (noted above - 2.3.2) shall be designed at all bus stops, providing an appealing environment for transit riders.

A bus stop shelter is required to be placed in this location by the appropriate block developer. See Streetscape Landscape Schematic Design drawings for requirement.

2.4.2 Suspended Lights

~~Lights~~ Temporary lights and cables overhanging ~~street rights~~ the Promenade right of-way shall ~~may~~ be used to create a distinctive and scaled street space, with these elements occurring no lower than 16'-8" above roadway surfaces. ~~Note that suspended lights will likely be completed by the master developer or City of Las Vegas, and will require coordination with developers.~~

2.1718.1

A maintenance plan, including ongoing tasks and replacement schedules shall be prepared by the overall project association manager for all landscape and hardscape areas that are part of the streetscape behind the curb. This plan shall include:

2.1718.2

The ~~owner/manager of each~~ overall project association manager shall engage the services of qualified maintenance personnel to perform the described maintenance, upkeep and repair of all the items described above, in accordance with the maintenance plan.

2.18.3

Where there is an association for subcomponents of a project that are private, the sub or block association shall act in the same manner as above for its private areas not including the street edge hardscape and landscape.

3. The Union Park Design Standards Manual Section 3 is hereby amended as follows:

3.2 Arcades

To provide shaded space on the north sides of streets in Union Park. These spaces may take the form of arcades, which are linear spaces, open to the sidewalk, defined by the building ~~soffit~~ soffit, the storefront and the structural column line of the building.

3.12.6

Portions of decks may be developed as usable outdoor areas and portions may be developed as open roofs. Some top level parking may be visible from adjacent buildings.

Alternative Relationships of Parking Structures and Buildings

Typical blocks in Union Park have parking structures surrounded by office and residential buildings, usually with retail space on the ground floor. There are several different ways to approach the relationships of these use types.

Each of them achieves the goal of having active ground floor uses, a multi-level parking structure and an office or retail building above. These alternatives are shown here:

⊕ Building separated from parking structure by 30-40'-wide (variable) covered or enclosed atrium. Lower level building windows face into the atrium between the building and the parking structure. Retail uses can open to the atrium as well as the street.

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- ~~2.~~ Building separated from parking structure by 30-40'-wide (variable) open space. Lower level building windows face onto the open space between the building and the parking structure. Retail uses can open both ways.
- ~~3.~~ Building built partially over the parking structure, with the lower building levels as half-floors, facing the street. An atrium or pedestrian passage separates the retail space from the parking structure.
- ~~4.~~ Building built over the parking structure, with an elevator/ service core connected to the ground level. Retail space is tucked into the parking structure at the ground floor. Facade of parking structure shall be treated as and occupied building space above ground level retail space.
- ~~5.~~ Building built immediately adjacent to the parking structure, with a pedestrian passage right behind the ground floor retail space. The lower floors of the building have fire separation from the parking structure, and no windows on that side until the building rises above the parking structure.

4. The Union Park Design Standards Manual Section 4 is hereby amended as follows:

4.1 Character of the Blocks

Target Program ~~Shown~~

Office ~~505,600~~ **300,000** SF

Parking ~~806~~ **800** spaces below grade and levels 3-8

Note: A1 is the adjacent site, accommodating the Lou Ruvo ~~Alzheimer's Center~~ **Brain Institute** with no parking on the site, this site is to accommodate ~~some~~ **all** of the parking for A1.

4.1 Character of the Blocks Parcel A Legend

Active Retail Frontage
Corner-Focus
 Build-To-Line
 Allowable Setback
 Building Limit Above

4.12 Character of the Blocks

~~This block may be developed with one building along West Clark Avenue. If this is the choice, then a pedestrian walkway must still be developed leading to the Lou Ruvo Center, as shown in the site plan diagram.~~

~~NOTE: These plan and perspective views illustrate a typical program. The actual program may differ in some respects. All proposed building envelopes are subject to review and approval by the Design Review Committee.~~

4.1 Character of Blocks Parcel B Legend

Active Retail Frontage
Corner-Focus
 Build-To-Line
 Allowable Setback
 Building Limit Above

4.1 Character of Bocks Parcel C Legend

Active Retail Frontage
Corner-Focus
 Build-To-Line
 Allowable Setback
 Building Limit Above

4.1 Character of Blocks Parcel D Legend

Active Retail Frontage
Corner-Focus
 Build-To-Line
 Allowable Setback
 Building Limit Above

4.1 Character of Blocks Parcel E Legend

Active Retail Frontage
Corner-Focus
 Build-To-Line
 Allowable Setback
 Building Limit Above

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4.1 H/I.4 Parking and Delivery Access

Parking access to the West Clark Avenue side of Parcel H/I is shall be brought in from Union Park Promenade and/or City Parkway. ~~T here shall be no underground parking on this site.~~ Delivery access for the Performing Arts Center is to be brought in from Union Park Promenade and City Parkway. Truck docks are to be placed along this access between the two streets, sufficient for heavy truck access.

5. The Union Park Design Standards Manual Section 5 is hereby amended as follows:

5.0 Design Review Process

Review of Construction

The UP-DRC may review construction ~~documents~~ to ensure that approved developments are constructed in accordance with approved plans and drawings. Consultants may be retained by the UP-DRC to assist with construction ~~document~~ review.

5.0 Design Review Process

Flexible Office/Work Space, Class B, including without limitation:

Internet and high-technology incubators

Computer server farms

Internet backbone facilities

Light assembly and fabrication

5.0 Design Review Process

Permitted Uses – Parkway Center Development Standards

Commercial/Retail, including without limitation:

General Retail

Restaurant/Delicatessen/Coffee Shop/Bakery

Health Club

Bank/Credit Union/Savings and Loan/Trust

Children's Day Care (fewer than 12 children)

Convenience Retail

Offices with frequent public access requirements

Trade Center/Wholesale and Retail Showrooms

Exhibition Space

Transportation Services, including without limitation: Transportation Center, helipad, ~~heliport~~, monorail, gasoline facilities

6. The adoption of the Union Park Streetscape Design Standards. (as distributed)

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**** STAFF REPORT ****

PROJECT DESCRIPTION

Discussion and possible action to amend the Union Park Design Standards Manual and to adopt the Union Park Streetscape Design Standards Manual.

EXECUTIVE SUMMARY

The proposed amendments to the Union Park Development Standards Manual and the potential adoption of the Union Park Streetscape Design standards do not change the existing standards but rather refine the standards. The changes are minor; functioning to polish the standards already in place and staff recommends approval.

BACKGROUND INFORMATION

- 07/05/00 The City Council adopted the Las Vegas Downtown Centennial Plan. The Planning Commission recommended the document be adopted at its meeting on 04/27/00.
- 10/05/06 The Planning Commission has recommended approval of a Text Amendment (TXT 16302) amending the Las Vegas Downtown Centennial Plan to incorporate the Union Park Design Standards by reference.
- 11/15/06 The City Council has approved Site Development Plan Review (SDR-16267) to establish the general development of the Union Park site. The Planning Commission recommended approval at its meeting on 10/05/06.

ANALYSIS

The following table illustrates the proposed changes to the Union Park Design Standards Manual. The proposed amendments do not change the previously adopted standards such as an increase in the density or an adjustment in the height requirements but rather refines the current design standards of Union Park in order to easily attain the adopted standards already in place.

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Section 1 Proposed Changes

| Section | Current Standards | Proposed Standards |
|----------------|--|--|
| 1.6.2 | Parking requirements for the project shall be accommodated within parking podiums and below grade parking structures. Generally, vehicle access is allowed in the midsection of each block as shown on the diagram. | New language has been added to replace "parking podiums" with "above grade". |
| 1.7.4 | See civil design drawings for detailed condition along railroad ROW and required materials & color for exposed drainage box retaining wall. | Language has been deleted with the removal of "drainage box". |
| 1.13.1 | The Design Review Committee will include sustainability in its review of each project. Each applicant shall design their project to a level of sustainability that is the equivalent of LEED Certified or greater. It is not necessary for the project to actually submit for or be recognized by LEED as having achieved certification. LEED Certified or higher levels of LEED certification are both supported and encouraged. | Language has been deleted to create "The Design Review Committee will include sustainability in its review of each project. Each applicant shall design their project to a level of sustainability that is LEED Certified or greater." |
| 1.13.1 | 2. PLANS AND DRAWINGS: The developer shall submit to the Design Review Committee a LEED checklist with some expanded explanation of how the assumed points will be achieved to create a LEED Certified or higher project, this may consist of copies of the material required by LEED to document its results to obtain the rating if the project will actually apply for certification, and a letter from the commissioning agent or LEED-AP confirming the checklist approach. | New language has been added to replace "PLANS AND DRAWINGS" with "DESIGN DEVELOPMENT". Language has been deleted with the removal "this may consist of copies of the material required by LEED to document its results to obtain the rating if the project will actually apply for certification." |
| 1.13.1 | 2. PLANS AND DRAWINGS: The developer shall submit to the Design Review Committee a LEED checklist with some expanded explanation of how the assumed points will be achieved to create a LEED Certified or higher project, this may consist of copies of the material required by LEED to document its results to obtain the rating if the project will actually apply for certification, and a letter from the commissioning agent or LEED-AP confirming the checklist approach. | A new paragraph has been added following Design Development. This new section pertains to the submittal process of LEED, stating that the buildings must demonstrate a 10% improvement in proposed building performance rating. |

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| 1.13.1 | 3. REVIEW OF CONSTRUCTION: Evidence of satisfactory building commissioning shall be presented to the Design Review Committee at the conclusion of the process. The developer shall submit to the Design Review Committee the completed LEED checklist with a letter from the commissioning agent confirming the preparation of documents for submission to the USGBC. The DRC will also review the project with respect to the other criteria that it is responsible for, described elsewhere in this document. | Language has been deleted with the removal of "Evidence of satisfactory building commissioning shall be presented to the Design Review Committee at the conclusion of the process." |
|--------|---|---|

Section 2 Proposed Changes

| Section | Current Standards | Proposed Standards |
|---------|---|---|
| 2 | Note: Please also refer to the Union Park Streetscape Schematic Design documents available separately and incorporated herein. | Language has been removed in the note located on the Streetscape and Openspace title page. The words "and incorporated herein" have been deleted. |
| 2.3.4 | A bus stop shelter is required to be placed in this location by the appropriate block developer. <i>See Streetscape Landscape Schematic Design drawings for requirement.</i> | The Streetscape Schematic Design drawings are no longer titled as "Streetscape Landscape Schematic Design drawings. Language has been deleted with the removal of "Landscape". |
| 2.4.2 | Lights, Temporary lights and cables overhanging street rights the Promenade right of-way shall may be used to create a distinctive and scaled street space, with these elements occurring no lower than 16'-8" above roadway surfaces. Note that suspended lights will likely be completed by the master developer or City of Las Vegas, and will require coordination with developers. | Language has been deleted with the removal of "Note that suspended lights will likely be completed by the master developer or City of Las Vegas, and will require coordination with developers." |
| 2.17.1 | 2.17.1 A maintenance plan, including ongoing tasks and replacement schedules shall be prepared for all landscape and hardscape areas. This plan shall include: | This portion of section 2.17 is being changed to 2.18 for organizational and clarity purposes. Therefore 2.17.1 is changing to 2.18.1. Also language is being added with the addition of "by the overall project association manager." The addition clarifies whom will be preparing the schedules. |
| 2.17.2 | 2.17.2 The owner/manager of each project shall engage the services of qualified maintenance personnel to perform the described maintenance, upkeep and repair of all the items described above, in accordance with the maintenance plan. | This portion of section 2.17 is being changed to 2.18 for clarity. Therefore, 2.17.2 is changing to 2.18.2. Also, "owner/manager" is being replaced with "overall project association manager". |

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| 2.18.3 | None | Language has been added to create 2.18.3 as a new section. The new section reads as; "Where there is an association for subcomponents of a project that are private, the sub or block association shall act in the same manner as above for its private areas." |
|--------|------|---|

Section 3 Proposed Changes

| Section | Current Standards | Proposed Standards |
|---------|---|---|
| 3.2 | To provide shaded space on the north sides of streets in Union Park. These spaces may take the form of arcades, which are linear spaces, open to the sidewalk, defined by the building suffix, the storefront and the structural column line of the building. | Language is being added to replace "soffit" with "suffix." |
| 3.11.7 | None | Language is being added to create a new section of 3.11.7. The new section creates a minimum standard of 29 SRI (shading) for all roofing associated with parking structures. |

Section 4 Proposed Changes

| Section | Current Standards | Proposed Standards |
|---------|--|---|
| 4.1 | Program Shown: Office - 505,600 SF Parking - 806 spaces below grade and levels 3-8 | Language has been added to replace "Program Shown" with "Target", replacing "505,600 SF" with "300,000 SF", and replacing "806 spaces" with "800 spaces". |
| 4.1 | Note: A1 is the adjacent site, accommodating the Lou Ruvo Alzheimer's Center with no parking on site, this site is to accommodate some of the parking for A1. | Language has changed to correct the name of the Alzheimer's Center from "Lou Ruvo Alzheimer's Center" to "Lou Ruvo Brain Center." |
| 4.1 | H/I.4 Parking and Delivery Access Parking access to the West Clark Avenue side of Parcel H/I is shall be brought in from Union Park Promenade and City Parkway. There shall be no underground parking on this site. Delivery access for the performing arts center is to be brought in from Union Park Promenade and City Parkway. Truck docks are to be placed along this access between the two streets, sufficient for heavy truck access. | The requirement stating "there shall be no underground parking on site" has been removed. |

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| 4.1 | <p>Review of Construction</p> <p>The UP-DRC may review construction documents to ensure that approved developments are constructed in accordance with approved plans and drawings. Consultants may be retained by the UP-DRC to assist with construction document review.</p> | <p>Language has been deleted with removal of the word "documents".</p> |
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Section 5 Proposed Changes

| Section | Current Standards | Proposed Standards |
|---------|--|--|
| 5 | <p>Flexible Office/Work Space, Class B, Including without limitation:</p> <ul style="list-style-type: none"> -Internet and high-technology incubators -Computer server farms -Internet backbone facilities | <p>Language is being added to create "-Desk top craft" as a new inclusion without limitation.</p> |
| 5 | <p>Commercial/Retail, Including without limitation:</p> <ul style="list-style-type: none"> -General Retail -Restaurant/Delicatessen/Coffee Shop/Bakery - Health Club - Bank/Credit Union/Savings and Loan/Trust - Children's Day Care | <p>Language is being added following "Children's Day Care" in the Including without limitation category. In order to place a limit on the number of children allowed, (less than 12 children)" has been added.</p> |

ANALYSIS (CONT.)

The Union Park Streetscape Design Standards Manual gives added detail to the current adopted Union Park Design Standards. It shall assist the current design standards with the intricate details required to encourage good quality, pedestrian-sensitive design. Standards such as acceptable plant species, lighting fixtures, and benches will be covered by the Union Park Streetscape Design Standards. The standards function to assist the Union Park Design Standards and jointly facilitate an attractive, stimulating, active, and safe environment.

FINDINGS

Please note the following findings relative to the proposed document:

- The changes to the Union Park Design Standards Manual will not change adopted standards such as height or density but rather refine the existing standards to uphold the orderly development of the site;
- The adoption of the Union Park Streetscape Design Standards Manual will work in tune with the previously adopted Union Park Design Standards to encourage attractive and safe design.

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- The specified design standards and development objectives for the site are in conformance with the Las Vegas Master Plan 2020;
- The design standards exceed the standards listed in the Downtown Centennial Plan;

NOTICES MAILED

NEWSPAPER ONLY

APPROVALS

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PROTESTS

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